admiral
TAVERNS



BLACK BULL, BLAYDON ON TYNE

BLAYDON-ON-TYNE NE21 4JJ

- Fantastic community local
- Zero business rates*
- Stunning views over the River Tyne

YOUR INVESTMENT:
£15,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The pub is located in Blaydon which is a highly populated suburb of Newcastle Upon Tyne. It sits on the busy B6317 just off the main Blaydon roundabout near to both Blaydon railway station and the main retail area. The site is an imposing detached building set back from the main road with parking to the front. The B6317 carries traffic to Crawrcrook and Ryton and as such the route is very busy, traffic footfall is sizeable, and the pub is highly visible. Local consumers are largely families and the prominent demographic group age range is actually quite young. There is also several retired people who have lived in the area for some considerable time. The pub has the benefit of being in easy walking distance from large numbers of mixed housing largely terraced in building style. The nearby railway station means that regular customers will come from further afield to take to the walk along the River Tyne which flows to the rear of the pub.

Pub Layout

The pub is split into two main trading areas. The aspect is traditional in nature with a classic dark wood finishing really giving a feel of authenticity and that of an old school “proper pub”. The main bar has a real open fire and a mixture of fixed benched and loose low level seating and will seat 30 people. The function room is mainly used as an entertainment venue with the pub having a vibrant live music programme as the Black Bull is well established on the north east’s live music scene. To the rear is an excellent beer garden with benched seating that has stunning views overlooking the River Tyne.

TRADING STYLE

The Black Bull is a strong traditional wet-led community local pub with a focus on live music, darts, and catering to the local community and walkers. Its Friday and Saturday night music nights ensure it is established on the music scene and is the hub of the local community.

ACCOMODATION

Private Accommodation
The private accommodation is located on the first floor and consists of 3 bedrooms, living room, bathroom and kitchen.

FINANCIAL

Annual Rent: £10,500
Security Deposit: £6,000
Working Capital: £5,000
Stock: £4,000
Business Rates: £Nil. Based on the April 2023 rating list, the Zero Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes.
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the ‘Additional Info’ tab.

BDM VISION

This is an exciting opportunity to run a well established pub business. Admiral Taverns are looking to work with experienced licensee’s who can immerse themselves into the local community, multi task the function room alongside the main bar area to create a balance between the two. An individual/couple with local knowledge who can put their own ideas into the business, possibly introduce a small back bar food offering, attract customers from further afield, have a strong marketing plan and have the desire to grow the business in ensuring it stays part of a circuit, can drive footfall and immerse themselves in the main pub life

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